

TABLE 11.01-I: TABLE OF ALLOWED USES

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S = SPECIAL USE

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USE CATEGORY	USE TYPE	A	RP-5	RD-5	V	H	CGV	GV	LFV	TV	RP-1	RD-1	SIC	MGA-1	MGA-5	NC	NCMH	AP	840C	ADDITIONAL REQUIREMENTS
AGRICULTURAL USE CLASSIFICATION²¹																				
Agriculture	Agricultural ²²	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	
	Nurseries	P	P	P	P	P	P				P	P	P	P	P			P	P	Section 11.03:(A)(1)
Agricultural Support and Services	Agri-Tourism and Education	P	P	P	S	S	S				P	P						P		Section 11.03:(A)(2)
	Equestrian Facilities	P	P	P	S	S	S				S	S	S	S	S			P		Section 11.03:(A)(3)
	Farm Wineries	P	P	P	P	P	P				P	P	P	P	P			P	P	Section 11.03:(A)(4)
RESIDENTIAL USE CLASSIFICATION																				
Household Living	Congregate Independent Living Centers																		S	Section 11.03:(B)(1)
	Conservation Subdivisions		P	P							P	P	P					P		Section 11.03:(B)(2)
	Mobile Homes	P	P	P													P			Section 11.03:(B)(3)
	Mobile Home Parks																P			Section 11.03:(B)(4)
	Multi-Family Dwellings				S	S							S					S		Section 11.03:(B)(5)
	Retirement Communities				S													S		Section 11.03:(B)(6)
	Single-Family Dwellings on Parcels of Record	P	P	P	P	P	P				P	P	P	P	P	P	P	P		
	Traditional Subdivisions - Major	P	P	P	P	P	P				P	P	P	P	P	P	P	P		Error! Reference source not found.
	Traditional Subdivisions - Minor	P	P	P	P	P	P				P	P	P	P	P	P	P	P		

²¹ We have deleted "selective cutting" and "clear cutting" as a use as these will be addressed in the new tree preservation standards that will require a Zoning Certificate prior to the removal of certain trees and/or clear cutting.

²² As noted in the first section of Article 11, we have read Section 13-7-114 of the TCA to mean that counties do not have the authority to regulate agricultural uses. For this reason, we eliminated the "intensive agricultural use."

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Group Living	Congregate Assisted Living Centers																		S	Section 11.03:(B)(7)
	Institutional Single-Family Homes (1-8 Residents) ²³	P	P	P	P	P	P				P	P	P	P	P	P	P		P	
	Residential Institutional (1-8 Residents)	S	S	S															S	Section 11.03:(B)(8)
	Residential Institutional (9 or More Residents)				S														S	Section 11.03:(B)(9)
	Skilled Nursing Facilities																		S	Section 11.03:(B)(10)
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION																				
Day Care	Day Care Centers				P	P	P												P	Section 11.03:(C)(1)
Educational Facilities	Educational Facilities		P	P	P	P	P				P	P	P	P	P	P			P	Section 11.03:(C)(2)
	Educational Facilities, Higher		P	P			S												P	Section 11.03:(C)(3)
Government Facilities	Government Maintenance, Storage, or Distributional Facilities	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	Section 11.03:(C)(4)
	Government Offices				P	P	P				P	P	P	P	P	P	P	P	P	
	Public Safety Services	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	
Health Care Facilities	Hospitals																		S	Section 11.03:(C)(5)
	Medical or Dental Clinics				P	P	P												P	

²³ The TCA classifies homes used for 1-8 "unrelated mentally retarded, mentally handicapped, or physically handicapped persons" (TCA 13-24-102) as single-family residences, presumably subject to those laws applicable to single-family housing. For this reason, we have made a distinction in that type of group housing with the "Institutional Single-Family Home" permitted where other single-family dwellings are permitted.

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	Outpatient Facilities				P	P	P												P	
Institutions	Clubs or Lodges				P	P	P											P	P	
	Cultural Institutions				P	P	P											P	P	Section 11.03:(C)(6)
	Religious Institutions		P	P	P	P	P				P	P	P	P	P	P	P	P	P	Section 11.03:(C)(7)
Parks and Open Areas	Commercial Cemeteries										S	S	S	S	S			S	S	Section 11.03:(C)(8)
	Park or General Open Space ²⁴	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	
Transportation and Utilities	Airports, Landing Strips, and Heliports, Private	S	S	S																Section 11.03:(C)(9)
	Airports, Landing Strips, and Heliports, Public																	S		Section 11.03:(C)(10)
	Utilities	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	Section 11.03:(C)(11)
	Wireless Telecommunication Facilities					Permitted or Special Use as Established in Section 11.03:(C)(12).														Section 11.03:(C)(12)
COMMERCIAL USE CLASSIFICATION																				
Adult Entertainment	Adult-Oriented Establishments																		S	Section 11.03:(D)(1)
Animal Care	Animal Boarding Facilities	P	S	S															S	Section 11.03:(D)(2)
	Animal Hospitals or Veterinarian Clinics or Animal Grooming	P	P	P	P	P	P												P	
	Animal Hospitals or Veterinarian Clinics with Animal Boarding	P	S	S														P	S	Section 11.03:(D)(3)

²⁴ "Parks and Open Space" are currently called "Outdoor Institutional" in the existing Ordinance.

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Conference or Training Center	Conference Centers				S														S	Section 11.03:(D)(4)
	Rural Retreats – Extensive	P	P	P			S				P	P		P	P					Section 11.03:(D)(5)
	Rural Retreats – Limited	P	P	P	P	P	P				P	P		P	P					Section 11.03:(D)(6)
Eating and Drinking Establishments	Bars or Taverns				P	P	P											P	P	
	Drive-In Restaurants																		P	
	Restaurants				P	P	P											P	P	
	Specialty Eating or Drinking Establishment				P	P	P											P	P	
Offices	Offices				P	P	P											P	P	
Recreation/ Entertainment Facilities	Golf Courses	P	P	P	P	P	P				P	P	P	P	P	P		P	P	
	Golf Driving Ranges	P	P	P	P	P	P				P	P	P	P	P	P		P	P	
	Private Recreational Centers		P	P	P	P	P				P	P	P	P	P	P	P		P	Section 11.03:(D)(7)
	Recreational and Athletic Facilities, Indoor				P		S												P	Section 11.03:(D)(8)
	Recreational and Athletic Facilities, Outdoor		S	S	S	S	S				S	S					P	P	S	Section 11.03:(D)(9)
	Stadiums and Arenas																		S	Section 11.03:(D)(10)
Retail Sales and Services	Bank or Financial Institutions				P	P	P												P	
	Funeral Homes				S		S												S	
	Convenience Stores without Gasoline Sales				P	P	P												P	
	Convenience Stores with Gasoline Sales				P	P	S												P	Section 11.03:(D)(11)
	Entertainment Establishments				S	S	S												S	

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	Mixed Use/Multi-Tenant Developments				S	S	S												S	Section 11.03:(D)(12)
	Liquor Store				S	S	S												S	
	Grocery Store				P	P	P												P	
	Personal Service Establishments				P	P	P												P	
	Retail Sales and Service, Extensive				S	S												P	S	Section 11.03:(D)(13)
	Retail Sales and Service, General				P	P	P											P	P	
Self-Service Storage	Self-Service Storage				S	S												P	S	Section 11.03:(D)(14)
Vehicle/ Machinery Sales and Service	Automotive and Machinery Repair				S	S	S												P	Section 11.03:(D)(15)
	Automotive and Machinery Rental or Sales																	P	P	
	Vehicle Washing Establishment				P		S												P	
	Truck Stops																		S	Section 11.03:(D)(16)
Visitor Accommodations	Bed and Breakfast Establishments	P	P	P	P	P	P				S	S	S						S	Section 11.03:(D)(17)
	Hotels				S		S												S	
INDUSTRIAL USE CLASSIFICATION																				
Extractive Industry	Rock Quarries		S	S															S	Section 11.03:(E)(1)
	Mining Operations		S	S															S	Section 11.03:(E)(1)
Industrial Uses	General Industrial Services				S	S												P	P	
	Light Industrial Uses				S	S	S											P	P	Section 11.03:(E)(2)
	Heavy Industrial Uses																	S	S	Section 11.03:(E)(3)

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	Research and Development Facilities																	P	P	
	Warehouses					S												P	P	
Waste Related Services	Landfills, Private		S	S														S		Section 11.03:(E)(4)
	Nontraditional Sewage Treatment and Disposal Systems - Residential		P	P			P				P	P	P							Section 11.03:(E)(5)
	Nontraditional Sewage Treatment and Disposal Systems – Nonresidential	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	Section 11.03:(E)(6)
	Recycling Drop-Off and Other Drop-Off Centers		P	P	P	P	P				P	P	P	P	P			P	P	Section 11.03:(E)(7)
	Recycling Centers					S												S	S	Section 11.03:(E)(8)
	Salvage Centers					S												S	S	Section 11.03:(E)(9)
	Trash Compaction and Transfer Stations																	S	S	Section 11.03:(E)(10)

Section 11.02: Use Classifications and Use Categories

(A) GENERAL

(1) Purpose

This Section is intended to provide a systematic framework for identifying, describing, categorizing, and consolidating or distinguishing land uses in a way that makes it easier to determine how a particular land use activity, or combination of activities, is to be considered in applying the use table and other provisions of this Ordinance. This Section is also intended to provide support in addressing unlisted uses pursuant to [Section 11.01:\(B\)\(6\): Unlisted Uses](#).